



## ACTON HOUSING AUTHORITY

68 Windsor Avenue

P.O. Box 681

Acton, MA 01720-0681

(978) 263-5339 fax (978) 266-1408

TDD# 1-800-545-1833 ext. 120

RECEIVED  
APR 10 2012

TOWN CLERK, ACTON

April 2, 2012

Acton Zoning Board of Appeals  
Acton Town Hall  
472 Main Street  
Acton, MA 01720



RE: Comprehensive Permit Issued to Acton Housing Authority, Board of Appeals Decision #10-08

Dear Members of the Zoning Board of Appeals:

After working on the McCarthy Village II project (the "Project") for many years, I am pleased to report that the Acton Housing Authority has secured all necessary funding and is preparing to close on financing and start construction this summer. The process of securing the funding for the Project has resulted in the need for us to request that the Board make a few minor modifications to the Comprehensive Permit.

Pursuant to 760 CMR 56.05(11) and Section 5.12 of the Rules and Regulations for Comprehensive Permits, this letter constitutes notification to the Board of the proposed modifications. We believe that the proposed modifications constitute insubstantial changes as set forth in the 40B regulations.

1. Modification to Affordability Language

The first modification is required by our mortgage lender, the Massachusetts Housing Partnership (MHP). In order to meet MHP's appraisal requirements, we must amend the affordability restrictions in the permit from 50% of area median income (AMI) to 80% of AMI. There is no change to the Project's mission and anticipated tenant population, but we must make this revision to the Comprehensive Permit. MHP needs this change for an appraisal analysis that must meet certain regulatory requirements in order for MHP to issue the \$1.05 million mortgage that will fund the Project.

The change requested is in Section 4.3.2. The new language requested is: "All 12 (twelve) new dwelling units shall be made available to potential eligible renters with household incomes up to **80%** of the area median income for the Boston Metropolitan Primary Statistical Area (BMPSA)." The only change is the word in bold. With this language, All of the units will continue to be eligible for inclusion in the Town's Subsidized Housing Inventory.

2. Minor Design Modifications

There are several minor design modifications that were incorporated into the plans after the Comprehensive Permit was issued. Some of these were changes required by the state Department of Housing and Community Development as part of their funding process. Others were issues

that we became aware of as we developed more detailed plans for the bid package sent to contractors. They are all minor changes and are detailed on the attached memo.

Although we believe the modifications are insubstantial, In order to meet the needs of our lenders, we request that the Board issue a written amendment to the Comprehensive Permit decision that can be recorded in the Registry of Deeds.

Thank you for your consideration.

Sincerely yours,

Kelley Cronin  
Executive Director

cc: Ruth Silman, Nixon Peabody LLP

---